



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 9, 2004

SUBJECT: **2003-0913:** Application for a 6,000 square foot site located at **1078 Heatherstone Drive** in an R-0 (Low Density Residential) Zoning District (APN: 198-23-032):

Motion **Design Review** to allow an existing single-story home of 30% Floor Area Ratio FAR to be remodel and enlarged to a total 3,229 square feet resulting in a FAR of 53.8%.

REPORT IN BRIEF

Existing Site Existing one-story single-family home

Conditions

Surrounding Land Uses

North Single-Family Residential

South Single-Family Residential

East Single-Family Residential

West Single-Family Residential

Issues Neighborhood Compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE**PROJECT DATA TABLE**

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	RLO	RLO	RLO
Zoning District	R-0	R-0	R-0
Lot Size (s.f.)	6,000	6,000	6,000 min.
Lot Width (ft.)	60	60	57 min.
Gross Floor Area (s.f.)	2,079	3,229	NA
Lot Coverage (%)	34.6%	40%	40% max.
Floor Area Ratio (FAR)	34.6%	53.8%	45% without PC Review
No. of Buildings On-Site	1	1	---
Building Height (ft.)	14"	22'9"	30 feet max.
No. of Stories	1	2	2 max.
Setbacks (facing prop.)			
• Front (ft.)	20'	20'	20 min.
• Front 2nd Story	0	28'	25 min.
• Left Side 1st Story (ft.)	5'6"	6'	4 min.
• Right Side 1st Story (ft.)	5'5"	6'	8 min. (Total 12)
• Left Side 2nd Story (ft.)	NA	15'7"	11 min.
• Right Side 2nd Story (ft.)	NA	9'4"	7 min. (Total 18)
• Rear 2nd Story	0	34'10"	20 min.
• Rear Encroachment (%)	0	0	25% max.
Parking			
• Total No. of Spaces	4	4	4 min.

ANALYSIS

Background

Previous Actions on the Site: There have been no previous planning actions on the subject site.

Description of Proposed Project

The applicant is proposing to demolish over 50% of the existing one-story home and rebuild the home with additional first floor square footage and a new second story component. The resulting project is an increase of 319 square feet on the first floor at 40% lot coverage and a second-story addition of 831 square feet for a total of 3,229 square feet at 53.8% floor area ratio (FAR)

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include minor additions to existing facilities.

Design Review

Use: The site is currently developed as a one-story single-family residence and is proposed to expand to a two-story single-family residence.

Site Layout:

The site is dimensionally a typical lot for the neighborhood at 60 feet x 100 feet for a total area of 6,000 square feet. The tracts of development on adjacent streets of Morningside Drive, Mango Avenue, and Susan Way are identical in size and dimensions. The current home is centered on the property with approximate 6-foot sideyard setbacks. The site has two trees of note located in front of the existing home. One tree is located in the west portion of the front yard and the other is a small street tree located near the driveway entrance on the east side of the site.

The current home placement is typical for the neighborhood. The new addition on the first floor is primarily located in the rear and does not change the existing side yard or front yard building lines. The proposed second story addition is centered atop the first floor and is set in from all sides of the first floor. This arrangement is similar to the neighboring property to the east with an approved second story addition from 1998.

Architecture:*Neighborhood*

The existing home is a one-story ranch style home of moderately low roof pitch. Single-story homes prevail in the immediate neighborhood surrounding the site. The tract homes in the area have very simple architectural design and details. There are a scattering of two-story homes and examples of more recent second-story additions in the immediate area as well. The area appears to be slowly incorporating appropriately scaled 2nd story additions into of the neighborhood. The general FAR for the area indicates that second-story homes are typically between 45-60% FAR. Neighborhoods a few blocks to the east of Mango and Mary Avenue have both a higher number of two story homes and a higher FAR intensity generally 60% and above do to original two story design and construction.

The building design of the neighborhood does not contribute any notable features for consideration in a design review context. The roof pitch of homes is low to moderate. The recent 2nd story additions in the area are of a contemporary design utilizing either stucco or wood siding materials with good use of both materials and paint to provide accents for window trim and other features. Older two-story homes that preceded design review are typically "boxy" in nature and the design is not incorporated particularly well into the home or the neighborhood's character.

Subject Design

The proposed home is a contemporary two-story design that has inset the second level to reduce the apparent bulkiness and provided good articulation with varying planes along the front façade. The hipped roof has a low to moderate pitch (4 and 12) and the overall height is reasonable at approximately 23 feet. The applicant has centered the entrance to the home which is able to draw the eye to the core of the home with an appropriately scaled arching entry feature. A second story center window treatment that replicates the arched pattern of the entryway. The accents present on the entryway columns and window trim are good contributions to the interest of the design.

One consideration to the entry design that staff recommends be changed is the gabled overhang above the entryway. Staff recommends the overhang be changed to a hipped style consistent with the remainder of the home. Staff has included a condition requiring the applicant to work with staff to modify this portion of the roof design. (Condition #3)

The following Guidelines were considered in analysis of the project site design.

Design Policy (Site Layout)	Comments
<i>3.1 Respect neighborhood home orientation and setback patterns.</i>	The proposed addition is setback from the first floor, reducing the appearance of mass and continuing the current home orientation and setback pattern. This style of addition has been built elsewhere in the neighborhood and is a contemporary design.
<i>3.4 Design second floors to complement first floor forms and minimize their visual impact.</i>	The second floor is set back substantially from the first floor in the front and left side, minimizing the visual impact of the second story.
<i>3.4T Second floor additions should be in proportion to first floor areas.</i>	The second floor is roughly 1/3 the size of the first story and proportional to the surrounding properties.
<i>3.6C Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes. When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.</i>	The 2 nd story windows are ample in size and located in rooms identified as bedrooms. The windows will provide lighting for the rooms and are setback from the edge of the building line.
<i>3.5 Roofs J: Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The low to moderate pitch of the hipped roof with its simple, but appealing, lines are compatible with both 1-story and 2-story homes.

Parking

The proposed development complies with minimum parking requirements of 2 covered and 2 driveway spaces and also complies with minimum garage area requirements.

Compliance with Development Standards

The development does not have any non-conforming conditions or propose any variances. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 53.8% FAR is, therefore, in conformance with R-0 development standards upon approval of the design review by Planning Commission. Tree protection has been incorporated into the conditions of approval.

Expected Impact on the Surroundings

The addition of a second-story adds mass to an existing structure. The design has incorporated many features into the design to provide visual interest and minimize the appearance of bulk. The direct result of the second story addition would be concerns of privacy due to window placement and shading of adjacent roofs. The applicant complies with the 10% shading restriction and has substantial setbacks for the second story windows reducing potential privacy concerns. The design should be a positive contribution to the neighborhood in terms of single family design techniques.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings for the Design Review. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • Mailed to the adjacent property owners of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website • Recorded for SunDial

Staff has received not comments concerning the applicants proposed home design.

Alternatives

1. Approve the Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1

Prepared by:

Kelly Diekmann
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Site and Architectural
Plans

Findings – Design Review

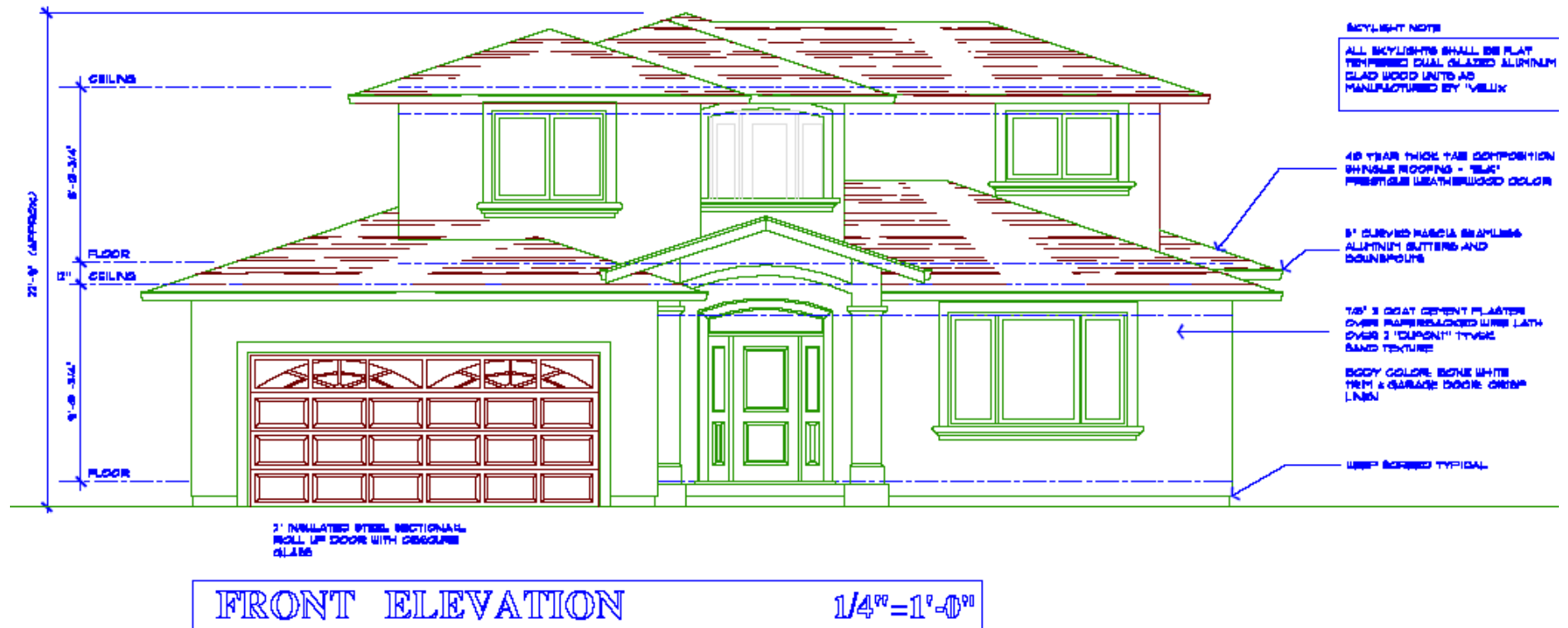
1. The project's design and architecture will be in conformance with the requirements of the "Single Family Home Design Techniques."

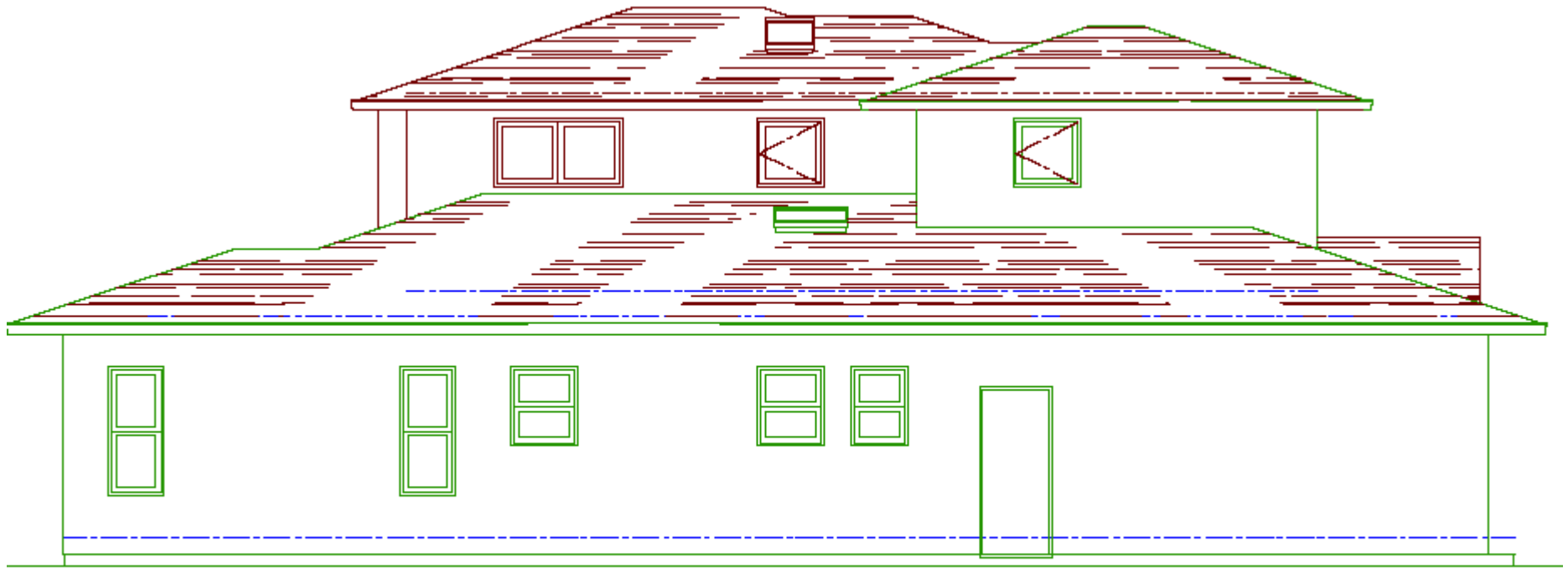
The project's design and architecture meets the requirements of the *Single Family Design Techniques* as the project meets the five basic design principles. The addition respects the scale, bulk and character of homes in the adjacent neighborhood. The proposed architecture articulates the front façade well by including varied level of 2nd story setback. The overall height and roof type are also consistent with both two-story and one-story home designs of the neighborhood. The design features and accents create a contemporary home design that is harmonious with the neighborhood character.

Conditions of Approval

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval:

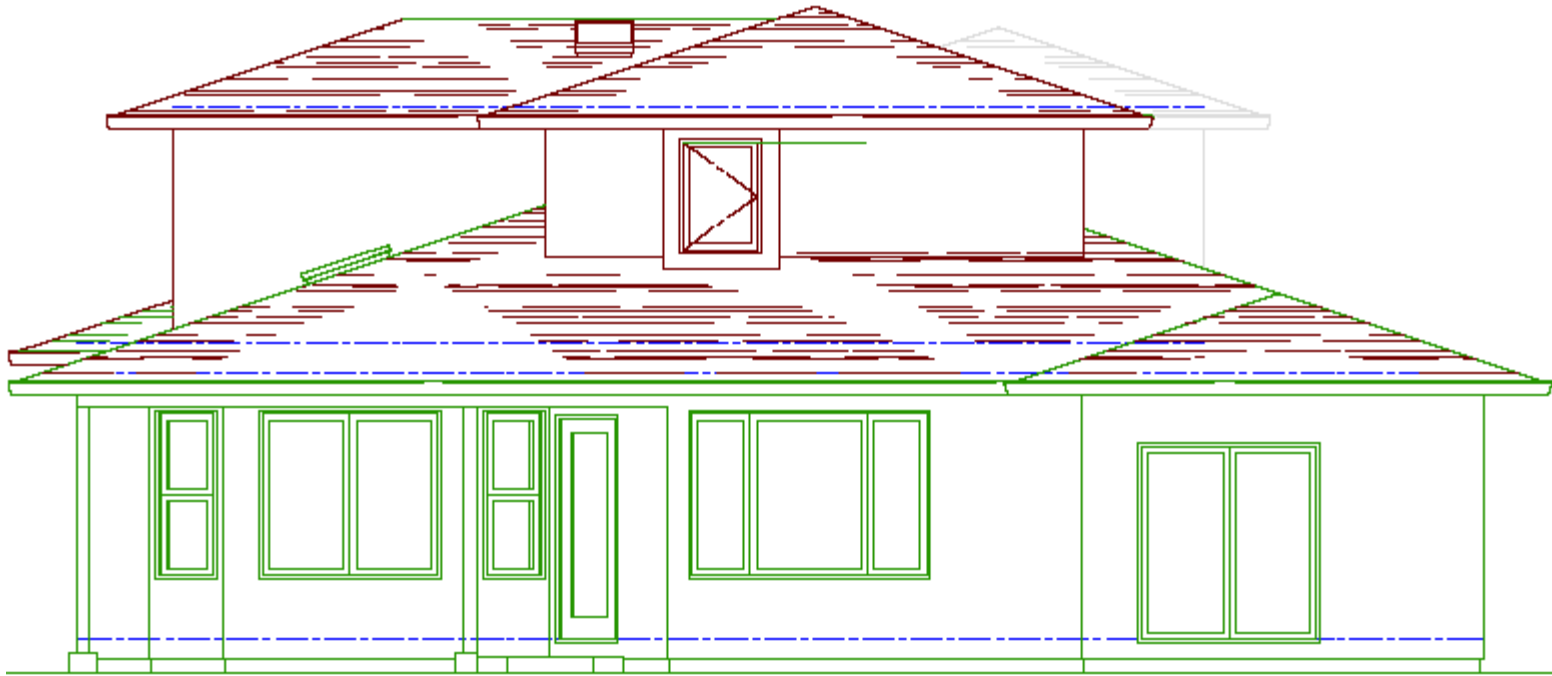
1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. Prior to the issuance of a building permit, final design details pertaining to the roof form for the entrance overhang and the trim materials shall be reviewed by staff.
4. Reconfiguration of the driveway entrance or removal of the street tree requires an Encroachment Permit to be issued by the Public Works Department. Replacement or relocation of the European Hornbeam street tree shall be required if proposed to be removed or substantially encroached upon during reconfiguration of the driveway.
5. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
5. Obtain building permits.





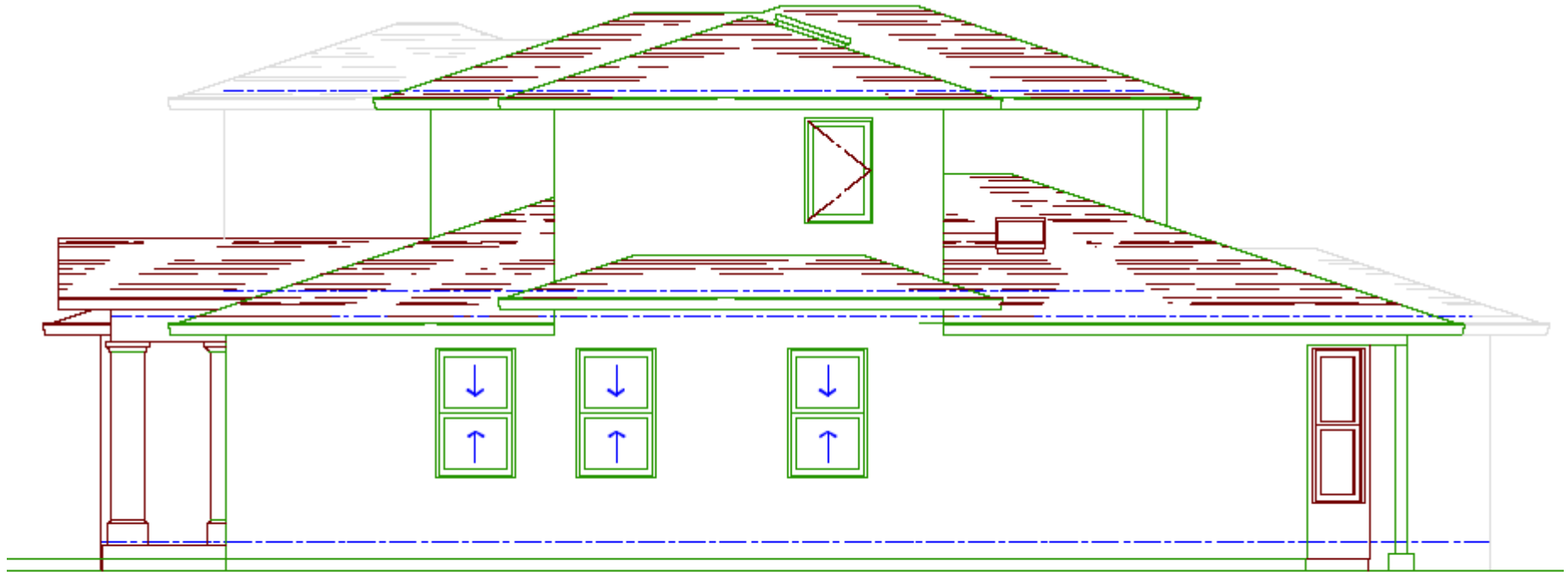
LEFT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

